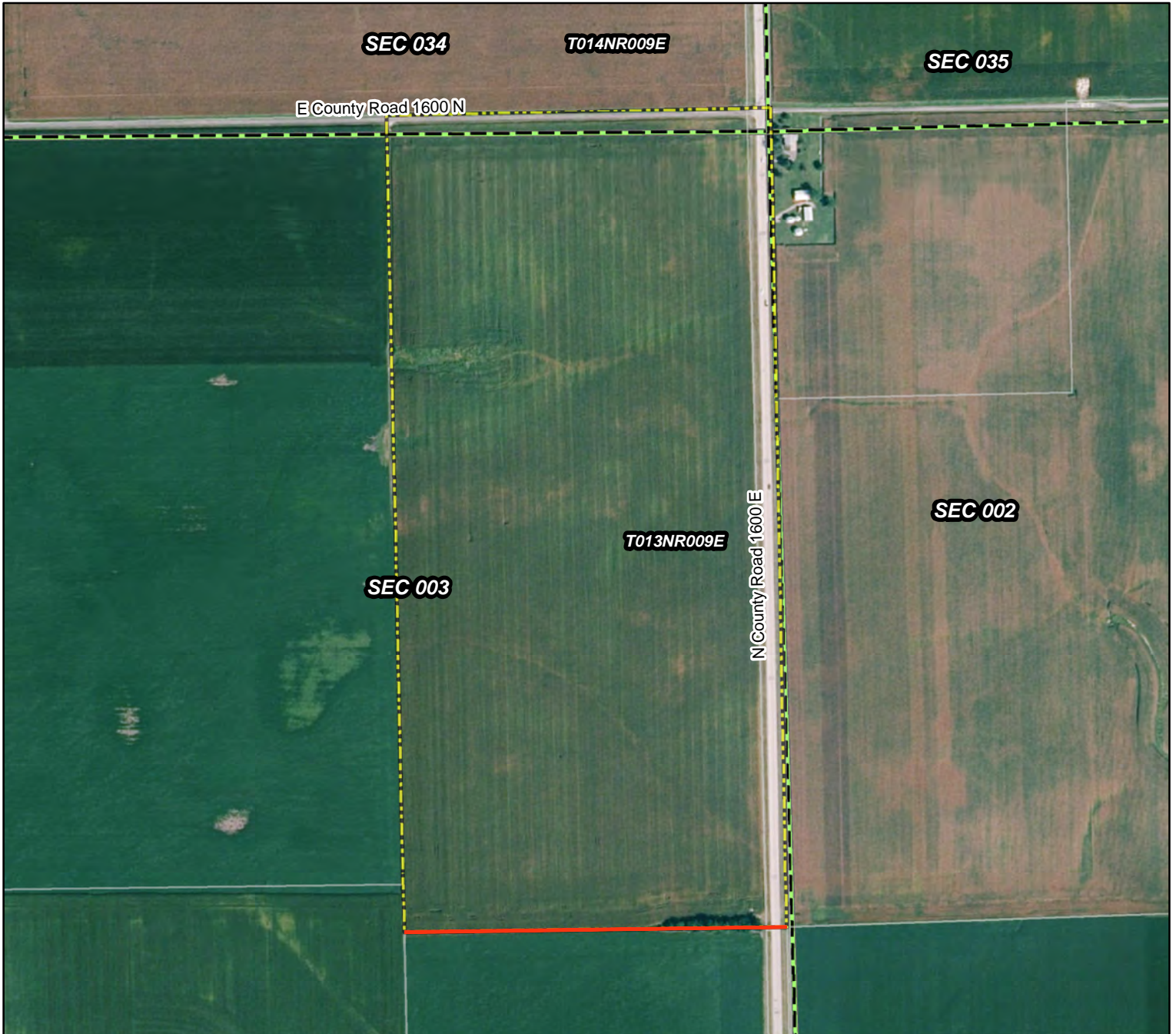


Coles County, IL

Tax Id: 12-0-00040-000

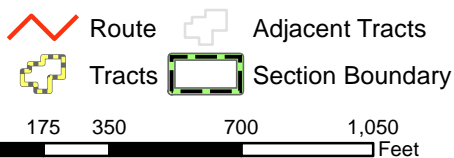


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Lemonade Investments, LLC, an Illinois limited liability company

Tract No.:A_ILRP_ZK_CO_137

Date: 5/18/2016

Coles County, IL

Tax Id: 12-0-00057-000

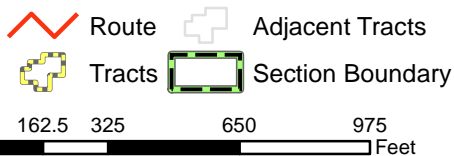


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



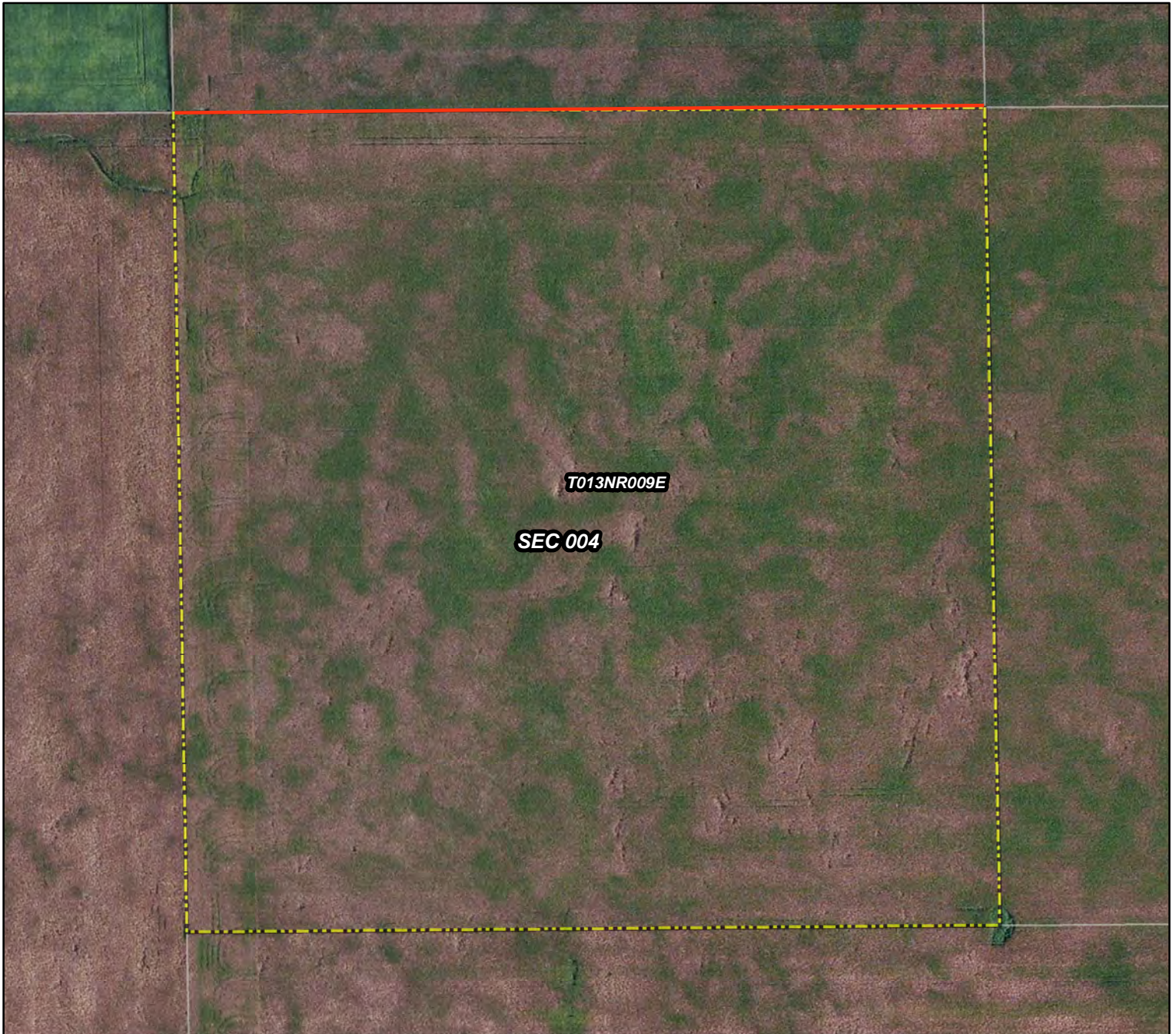
JAJ Limited Partnership

Tract No.:A_ILRP_ZK_CO_127

Date: 5/18/2016

Coles County, IL

Tax Id: 12-0-00064-000

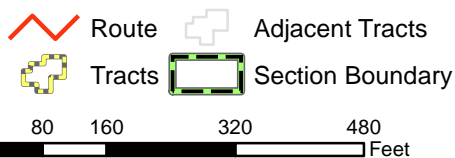


Ameren - Illinois Rivers



Contract Land Staff, LLC
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Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

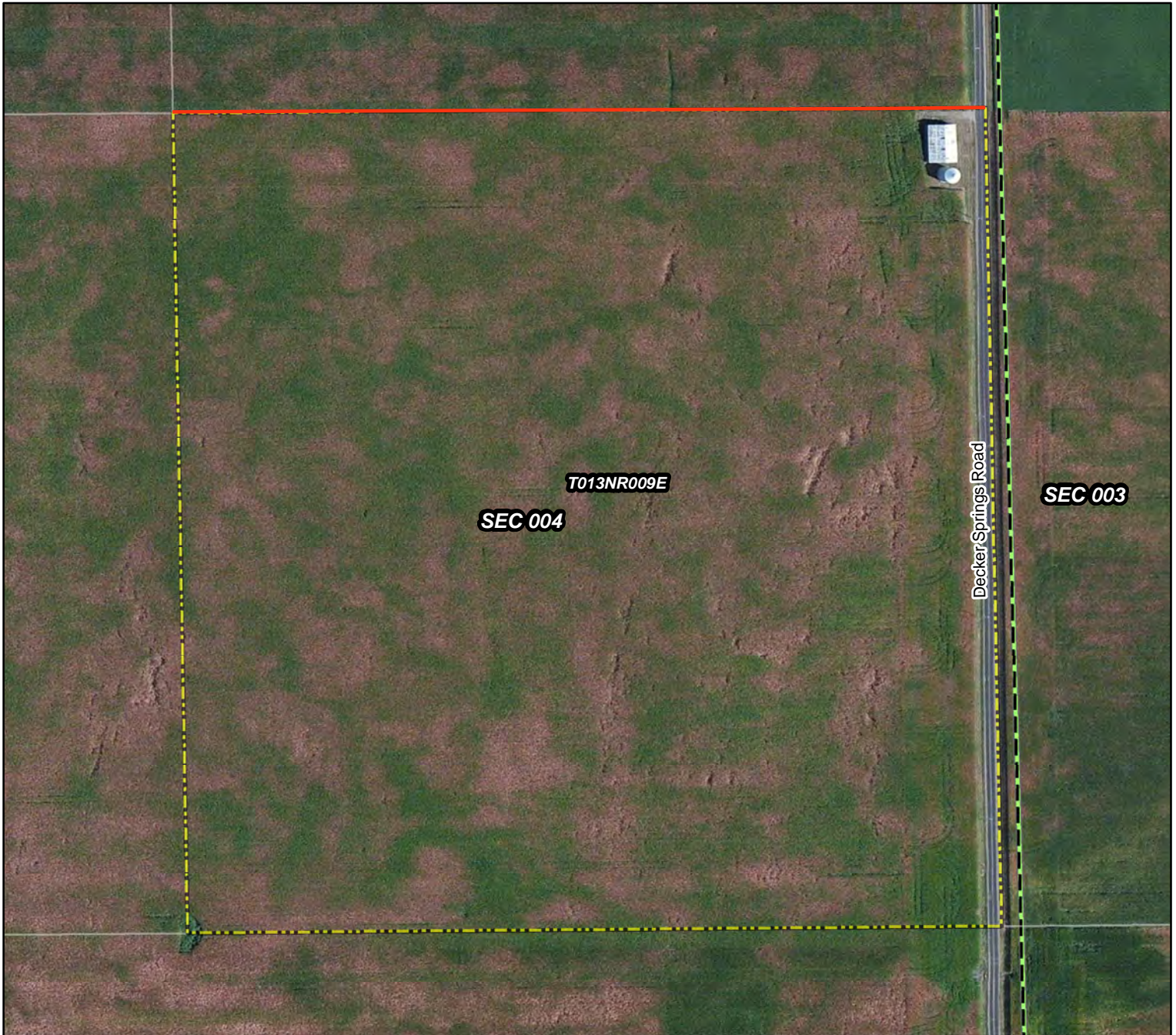


Cutler Farms Inc., a corporation of Illinois

Tract No.:A_ILRP_ZK_CO_131

Date: 5/18/2016

Tax Id: 12-0-00059-000



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Route

Tracts



Adjacent Tracts



Section Boundary

0 80 160 320 480
Feet

Cutler Farms Inc., a corporation of Illinois

Tract No.:A_ILRP_ZK_CO_132

Date: 5/18/2016

EXHIBIT "A"

A 2.269 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT W. SCHWARTZ AND JAJ LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 632039 OF THE DEED RECORDS OF COLES COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 1,317.88 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1068664.37, E:1019097.03;

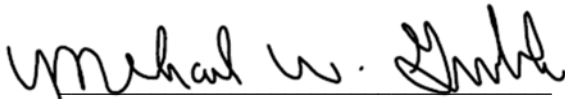
THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 1,317.88 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2;

THENCE SOUTH 00 DEGREES 13 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF SAID EAST 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER, FROM WHICH A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 00 DEGREES 13 MINUTES 33 WEST, A DISTANCE OF 2,580.45 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,317.79 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID EAST 1/2;

THENCE NORTH 00 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 98,838 SQUARE FEET OR 2.269 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 06/24/2015



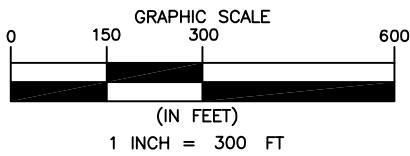


EXHIBIT "A"

ATXI Exhibit 2.3 Part J

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SECTION 4
TOWNSHIP 13N
RANGE 9E

PARCEL 1
IRVIN E. THOMPSON
DOCUMENT NO. 640985
D.R.C.C.I.
A_ILRP_ZK_CO_125

JEFFREY ALAN JONES
BOOK 707, PAGE 272
BOOK 707, PAGE 273
D.R.C.C.I.
A_ILRP_ZK_CO_128

PHILLIP RAY JONES
CAUSE NO. 16959
C.R.C.C.I.
A_ILRP_ZK_CO_129

TRACT 2
W.P. BULLOCK, L.L.C.
DOCUMENT NO. 201300743914
D.R.C.C.I.
A_ILRP_ZK_CO_130

N89°16'12"W 1317.88'
P.O.R.—5/8" IRON ROD FOUND
NW COR SW 1/4 SEC 4

P.O.B.
GRID COORDINATES
N:1068664.37
E:1019097.03

LAND TRUST NO. 455C4038
DOCUMENT NO. 201100727034
D.R.C.C.I.
A_ILRP_ZK_CO_126

PROPOSED 75'
WIDE EASEMENT
2.269 ACRES
(98,838 S.F.)

ROBERT W. SCHWARTZ
AND
JAJ LIMITED PARTNERSHIP
DOCUMENT NO. 632039
D.R.C.C.I.
A_ILRP_ZK_CO_127

S00°13'33"W 2580.45'
P.O.R.—PK NAIL FOUND
SE COR SW 1/4 SEC 4

CUTLER FARMS, INC.
DOCUMENT NO. 0702373
D.R.C.C.I.
A_ILRP_ZK_CO_131

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S89°16'12"E	1317.88'
L2	S00°13'33"W	75.00'
L3	N89°16'12"W	1317.79'
L4	N00°09'46"E	75.00'

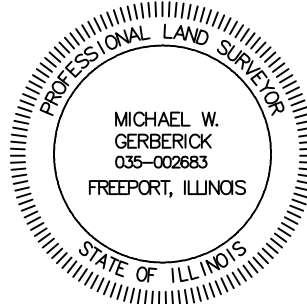
LEGEND

C.R.C.C.I. COURT RECORDS
COLES COUNTY, ILLINOIS

D.R.C.C.I. DEED RECORDS
COLES COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
△ CALCULATED POINT

— — — — — SECTION LINE
——— SUBJECT PROPERTY LINE
——— PROPERTY LINE
——— PROPOSED EASEMENT CENTERLINE
- - - - - PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/24/2015
SCALE: 1"=300'
TRACT ID: A_ILRP_ZK_CO_127
DRAWN BY: JSW



150' TRANSMISSION
LINE EASEMENT
MT. ZION TO KANSAS
SECTION 4, TOWNSHIP 13 NORTH, RANGE 9 EAST
OF THE 3RD PRINCIPAL MERIDIAN
COLES COUNTY, ILLINOIS

EXHIBIT "A"

A 4.526 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CUTLER FARMS, INC., RECORDED IN DOCUMENT NO. 0702372 AND DOCUMENT NO. 0702373 OF THE DEED RECORDS OF COLES COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1068614.10, E:1023043.06;

THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

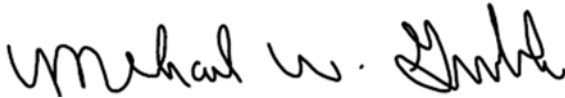
THENCE NORTH 89 DEGREES 35 MINUTES 42 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 0.73 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 2,628.22 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2, FROM WHICH A PK NAIL FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 00 DEGREES 13 MINUTES 33 SECOND WEST, A DISTANCE OF 2,580.45 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 33 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2;

THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 2,628.67 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 197,161 SQUARE FEET OR 4.526 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 08/24/2015



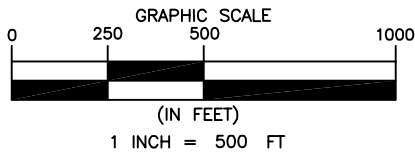
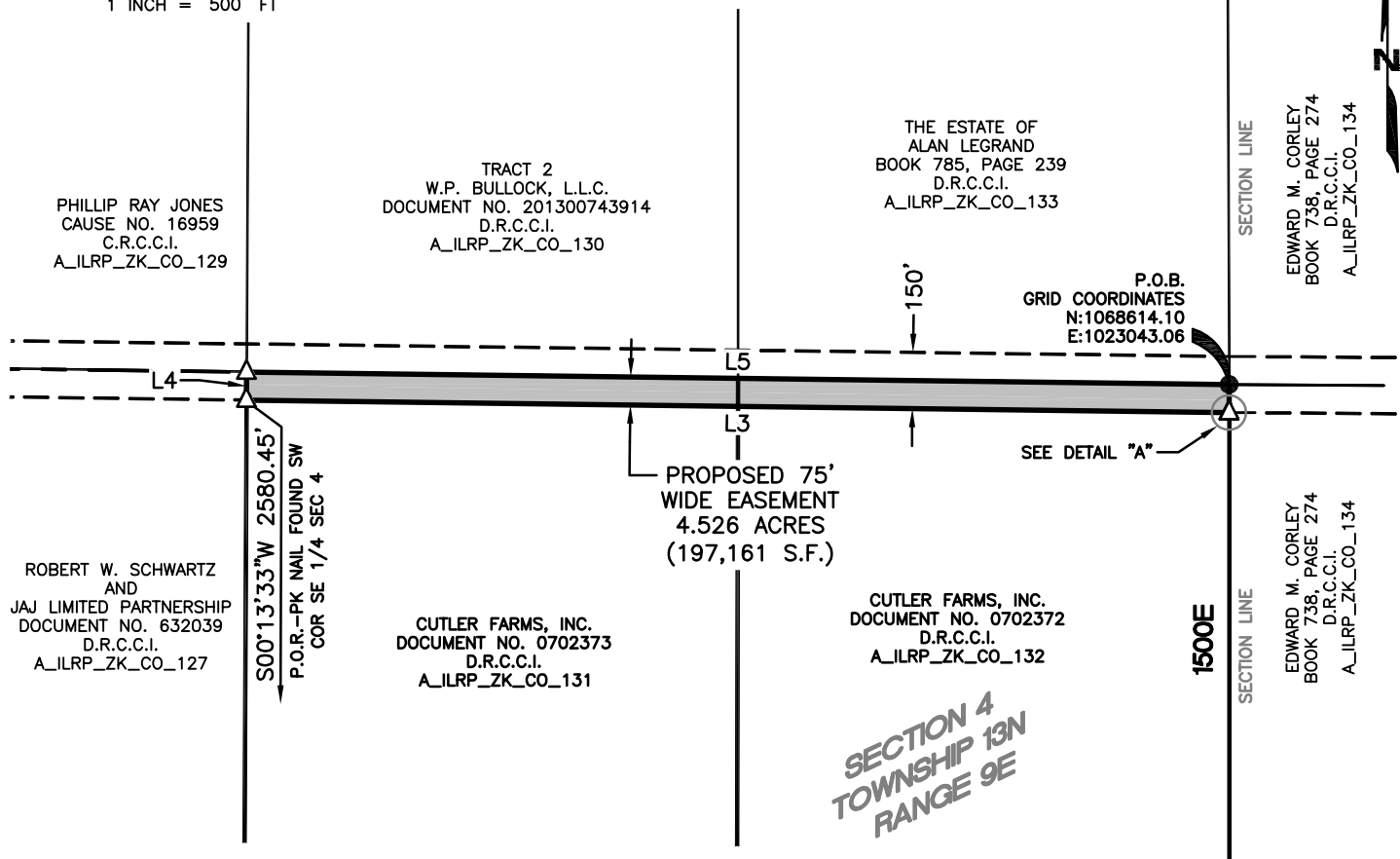


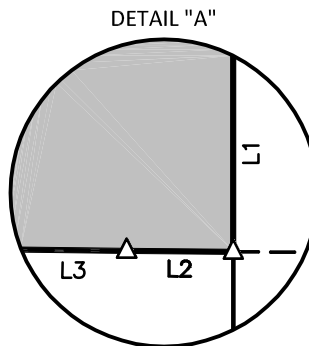
EXHIBIT "A"

ATXI Exhibit 2.3 Part J

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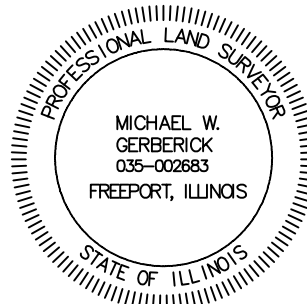
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°00'22"W	75.00'
L2	N89°35'42"W	0.73'
L3	N89°16'12"W	2628.22'
L4	N00°13'33"E	75.00'
L5	S89°16'12"E	2628.67'



(NOT TO SCALE)

LEGEND

C.R.C.C.I.	COURT RECORDS
D.R.C.C.I.	COLES COUNTY, ILLINOIS DEED RECORDS
P.O.B.	COLES COUNTY, ILLINOIS POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 08/24/2015
SCALE: 1"=500'
TRACT ID: A_ILRP_ZK_CO_131
DRAWN BY: NAS



150' TRANSMISSION
LINE EASEMENT
MT. ZION TO KANSAS
SECTION 4, TOWNSHIP 13 NORTH, RANGE 9 EAST
OF THE 3RD PRINCIPAL MERIDIAN
COLES COUNTY, ILLINOIS

EXHIBIT "A"

A 2.140 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, COLES COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LEMONADE INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 201500756132 OF THE DEED RECORDS OF COLES COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 130, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID EAST 1/2 BEARS NORTH 01 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF 2,755.18 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1068652.53, E:1028216.42;

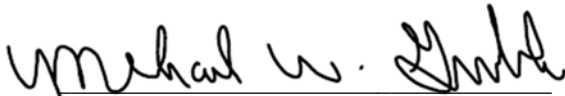
THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID EAST 1/2;

THENCE NORTH 89 DEGREES 35 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,242.62 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2;

THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER, FROM WHICH A PK NAIL FOUND AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 25 DEGREES 53 MINUTES 53 SECONDS WEST, A DISTANCE OF 3,046.13 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 42 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,242.90 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 93,207 SQUARE FEET OR 2.140 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 08/28/2015



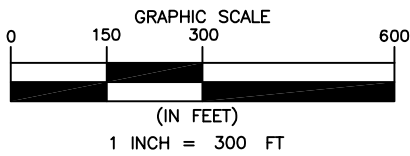
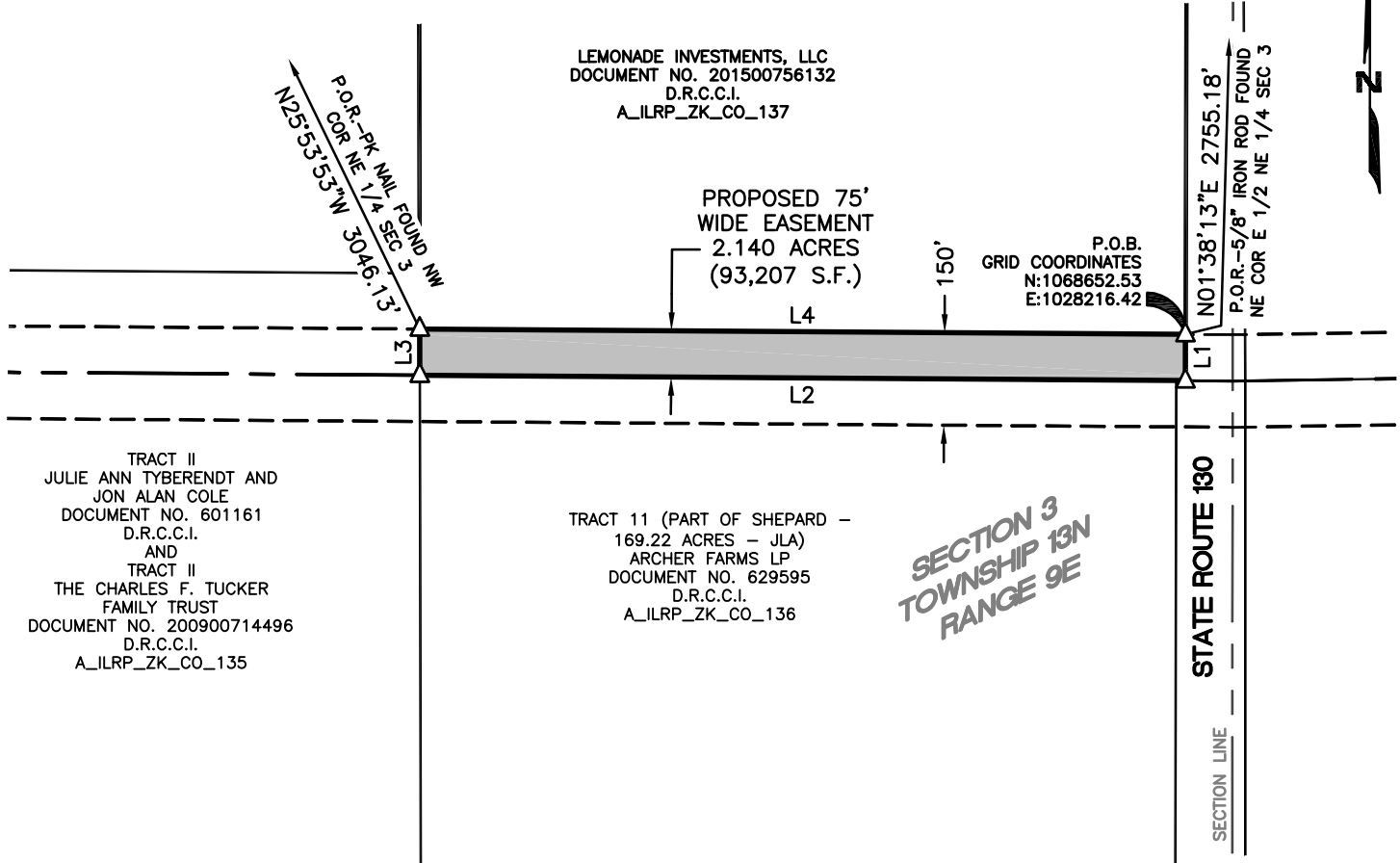


EXHIBIT "A"

ATXI Exhibit 2.3 Part J

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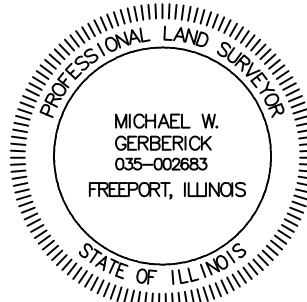


LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S00°07'09"W	75.00'
L2	N89°35'42"W	1242.62'
L3	N00°05'34"W	75.00'
L4	S89°35'42"E	1242.90'

LEGEND

D.R.C.C.I.	DEED RECORDS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

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- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 08/28/2015
SCALE: 1"=300'
TRACT ID: A_ILRP_ZK_CO_137
DRAWN BY: NAS



150' TRANSMISSION
LINE EASEMENT
MT. ZION TO KANSAS
SECTION 3, TOWNSHIP 13 NORTH, RANGE 9 EAST
OF THE 3RD PRINCIPAL MERIDIAN
COLES COUNTY, ILLINOIS